

Land Use and Zoning

Land use and zoning in the project area is a mix of established residential, commercial, and industrial development. Evaluation of land use and zoning considers the following factors in transportation projects:

- Consistency with adopted local and regional plans
- Existing and prospective land uses
- Induced development

(More detail can be found in Section 5.4 of the DEIS)

Impacts					
	No-Action	Alternative 1 EXISTING	Alternative 3 EXISTING, TOLLED	Alternative 4 REALIGNED	Alternative 6 REALIGNED, TOLLED
Consistent with local and regional plans	No	Yes	Yes	Yes	Yes
Percent of impacted land use (by type)	<p>North Option South Option</p> <p>Residential: 13% 6%</p> <p>Commercial/Industrial: 67% 81%</p> <p>Governmental: 3% 1%</p> <p>Railroad and Public Land: 18% 12%</p>	<p>North Option South Option</p> <p>Residential: 5% 4%</p> <p>Commercial/Industrial: 72% 75%</p> <p>Governmental: 2% 0%</p> <p>Railroad and Public Land: 21% 21%</p>	<p>North Option South Option</p> <p>Residential: 5% 4%</p> <p>Commercial/Industrial: 75% 77%</p> <p>Governmental: 2% 0%</p> <p>Railroad and Public Land: 19% 19%</p>	<p>West Option East Option</p> <p>Residential: 1% 1%</p> <p>Commercial/Industrial: 71% 63%</p> <p>Governmental: 9% 12%</p> <p>Railroad and Public Land: 19% 24%</p>	<p>West Option East Option</p> <p>Residential: 1% 2%</p> <p>Commercial/Industrial: 72% 65%</p> <p>Governmental: 9% 11%</p> <p>Railroad and Public Land: 18% 21%</p>
Potential for induced development	No	No	No	Yes	Yes
Mitigation	Acquisition and relocation services will follow state and federal policies and procedures				

Note: Percentages may not add up to 100% due to rounding.